

8:00 PM

telephones.

**LAW OFFICES**  
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## **SUBSTITUTE TRUSTEES SALE**

Of valuable, improved real estate located in Frederick County, Maryland, improved by premises known as: 5802-E Lantana Circle, Frederick, MD 21701.

By virtue of the power and authority contained in Deed of Trust from Anthony E. Olsen and Ginnette R. Olsen to Robert J. Becker and T. Mark Stamm dated November 21, 1984 and recorded in Liber 1263 at folio 635 and rerecorded in Liber 1279 at folio 277 on April 30, 1985, among the Land Records of Frederick County, Maryland and upon substitution of F. LeRoy Houck, Jr. and Thomas P. McCarron as Substitute Trustees for the Trustees named in the Deed of Trust, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will sell at public auction on Friday, August 22, 1986 at 11:00 a.m. in front of the Courthouse door in Frederick, Maryland, all that property in said Deed of Trust described as follows:

### **EXHIBIT B**

All that condominium unit situate in Frederick County, in the State of Maryland, and described as follows, that is to say:

The Condominium Unit lettered E, Phase 2, Building 2 in the condominium known as "MOUNTAIN VILLAGE AT FREDERICK CONDOMINIUM," Phase 2, Section 21, Lot 401, a horizontal property regime established by the Declaration of Covenants dated January 18, 1984 and recorded January 25, 1984 among the Land Records of Frederick County, Maryland in Liber 1226, Folio 42 and First Amendment of Declaration of Covenants of Mountain Village Condominium --- Section 2 and recorded among the aforesaid Land Records in Liber 1255, Folio 606, and by Condominium Plats and Plans recorded in Condominium Plat Book 28 at Plat 147, et seq., and Plat Book 29 at Plat 22 et seq., and Plat Book 30 at Plat 19 and 20 et seq., together with an undivided percentage interest and ownership in and to the common elements of said MOUNTAIN VILLAGE CONDOMINIUM as set forth in said condominium Declaration, also known as: 5802-E Lantana Circle.

TOGETHER with the improvements and appurtenances and subject to and with the benefit of the provisions of the Declaration and amendments thereto and the said By-Laws recorded among the Land Records of Frederick County as aforesaid.

Subject to covenants, conditions and restrictions of record. The property is improved by: a single family residential condominium.

### **TERMS OF SALE**

A cash deposit of \$4,000.00 will be required at the time of sale. The balance in cash, with interest at Twelve and three-quarters (12.75%) per centum per annum from the date of sale to the date of payment, payable within two (2) days after final ratification of sale.

Adjustments on all taxes, public charges and special or regular assessments, including annual benefit charges, deferred connection fees and condo fees, if any, will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, recordation tax, County and State transfer tax and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within two (2) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

**F. LeROY HOUCK, JR.**  
**THOMAS P. McCARRON**

Thomas P. McCarron,  
Attorney for Noteholder  
3613 St. Barnabas Road  
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